

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.813 ACRE (35,423 SQUARE FEET) CONSERVATION EASEMENT, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, OLTORF ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 10, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), WHICH TRACT 1 WAS CONVEYED TO WOODVIEW MHC, LLLP BY GENERAL WARRANTY DEED DATED SEPTEMBER 27, 2004, OF RECORD IN DOCUMENT NO. 2004187144, AND CORRECTED IN DOCUMENT NO. 2004217866 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT THAT 3.3 ACRE PORTION DEDICATED FOR STREET PURPOSES IN DEED FILED AUGUST 5, 1955, OF RECORD IN VOLUME 1604, PAGE 83 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.813 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**COMMENCING** at a  $\frac{3}{4}$ " Iron Pipe found in the curving southwest right of way line of Oltorf Street, and being in the curving southeast right of way line of the Union Pacific Railroad, and also being the northernmost corner of that certain called 1.780 acre tract conveyed to Nouvelle Maison, L.P. by Warranty Deed With Vendor's Lien dated March 31, 2003, of record in Document No. 2003074067, and corrected in Document No. 2003106437, O.P.R.T.C.T.;

**THENCE**, with the said curving southeast right of way line of the Union Pacific Railroad, and with the northwest line of said 1.780 acre tract, and with a curve to the left having a radius of 3514.24 feet, a delta angle of  $06^{\circ}10'38''$ , an arc length of 378.87 feet, and a chord which bears  $S 38^{\circ}26'14'' W$ , for a distance of 378.69 feet to a  $\frac{3}{4}$ " Iron Pipe found having Texas State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet) grid values of  $N=10062173.97$ ,  $E=3105988.80$ , for the westernmost corner of said 1.780 acre tract, and being the most westerly northwest corner of said Tract 1, and being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**,  $S 62^{\circ}48'52'' E$ , with the southwest line of said 1.780 acre tract and with a northeast line of said Tract 1, a distance of 152.82 feet to a calculated point for the northeast corner of the herein described tract, and from which a  $\frac{1}{2}$ " Iron Rod found marking an interior corner of said Tract 1 and the southernmost corner of said 1.780 acre tract bears  $S 62^{\circ}48'52'' E$ , for a distance of 107.82 feet;

**THENCE**, through the interior of said Tract 1, the following six (6) courses and distances:

- 1.)  $S 20^{\circ}30'20'' W$  a distance of 94.66 feet to a calculated point, for the beginning of a curve to the left;
- 2.) With said curve to the left, having a radius of 67.57 feet, a delta angle of  $76^{\circ}39'09''$ , an arc length of 90.40 feet, and a chord which bears  $S 81^{\circ}54'57'' W$ , for a distance of 83.81 feet to a calculated point;

- 3.) S 58°30'30" W a distance of 39.74 feet to a calculated point, for the beginning of a curve to the left;
- 4.) With said curve to the left, having a radius of 120.49 feet, a delta angle of 41°35'36", an arc length of 87.47 feet, and a chord which bears S 36°59'35" W, for a distance of 85.56 feet to a calculated point;
- 5.) S 24°11'55" W a distance of 84.20 feet to a calculated point for the southernmost corner of the herein described tract;
- 6.) N 21°53'08" W a distance of 109.10 feet to a calculated point for the westernmost corner of the herein described tract, and being in the said curving southeast right of way line of the Union Pacific Railroad and in the northwest line of said Tract 1, from which a ½" Iron Rod found bears S 25° 30'29" W, for a chord distance of 64.44 feet for the point of a compound curve in the said southeast right of way line of the Union Pacific Railroad and in the northwest line of said Tract 1;

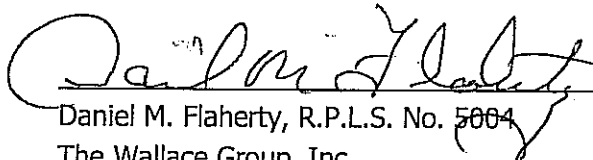
**THENCE**, with the said curving southeast right of way line of the Union Pacific Railroad, and with the northwest line of said Tract 1, and with a curve to the right, having a radius of 1790.40 feet, a delta angle of 08°46'20", an arc length of 274.12 feet, and a chord which bears N 30°55'31" E, for a distance of 273.85 feet to the **POINT OF BEGINNING**, containing 0.813 acres (35,423 square feet) of land.

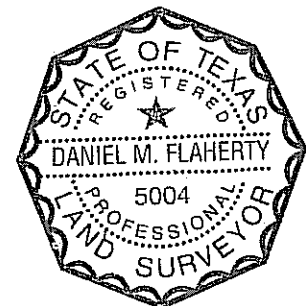
#### BEARING BASIS NOTE

The bearings described herein are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD83) which is based on the published grid coordinates for City of Austin Monuments G-20-3001(CB13) having coordinate values N=10061184.39, E=3104831.21 and H-20-3003(CB11) having coordinate values N=10061108.04, E=3109304.63.

This legal description is a part of and accompanies a separate sketch of this survey.

Surveyed under the direction and supervision of the undersigned:

  
 Daniel M. Flaherty, R.P.L.S. No. 5004      Date of Field Survey 04-19-2010  
 The Wallace Group, Inc.  
 One Chisholm Trail, Suite 130  
 Round Rock, Texas 78681  
 Ph. (512) 248-0065  
 Plat No. A-4400  
 22106-FN01.doc



06-10-2010  
Date

#### FIELD NOTES REVIEWED

By JOHN MOORE Date 6-15-2010  
 Engineering Support Section  
 Department of Public Works  
 and Transportation

#### REFERENCES

TCAD # 04-0106-0501  
 AUSTIN GRID H-20

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## Legend

- 3/4" Iron Pipe Found
- 1/2" Iron Rod Found
- ▲ Calculated Point
- ( ) Record Information
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- R.P.R.T.C.T. Real Property Records of Travis County, Texas
- P.R.T.C.T. Plat Records of Travis County, Texas
- D.R.T.C.T. Dead Records of Travis County, Texas

Alamo Title Insurance-GF#: ATA-70-02-AT09005532  
Title Commitment Schedule B Items:

- 10d. 40' Drainage Easement  
Vol. 10, Pg. 12, P.R.T.C.T.
- 10e. Drainage Easement  
Vol. 10, Pg. 12, P.R.T.C.T.
- 10f. 10' Sanitary Sewer Easement  
Vol. 10, Pg. 12, P.R.T.C.T.
- 10g. 15' Sanitary Sewer Easement  
Vol. 1599, Pg. 113, D.R.T.C.T.
- 10h. 10' Sanitary Sewer Easement  
Vol. 1823, Pg. 22, D.R.T.C.T.
- 10i. 10' Sanitary Sewer Easement  
Vol. 1888, Pg. 181, D.R.T.C.T.
- 10j. 5' & 10' Electric and Telephone Easement  
Vol. 3622, Pg. 129, D.R.T.C.T.
- 10k. 10' Electric and Telephone Easement  
Vol. 3658, Pg. 323, D.R.T.C.T.
- 10l. Wastewater Main Easement Easement  
Vol. 9739, Pg. 939, R.P.R.T.C.T.
- 10m. 10' Drainage Easement  
Doc. No. 2004043648, O.P.R.T.C.T.

Bearing Note: All bearings shown hereon are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD 83), based on published coordinates for City of Austin Control Monuments G-20-3001(CB13) and H-20-3003(CB11).

Curve Table

CURVE	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	67.57'	76°39'09"	90.40'	S 81°54'57" W	83.81'
C2	120.49'	41°35'36"	87.47'	S 36°59'35" W	85.56'
C3	1790.40'	08°46'20"	274.12'	N 30°55'31" E	273.85'
C4	1790.40'	02°03'44"	64.44'	S 25°30'29" W	64.44'

Line Table

LINE	BEARING	DISTANCE
L1	S 62°48'52" E	152.82'
L2	S 62°48'52" E	107.82'
L3	S 20°30'20" W	94.66'
L4	S 58°30'30" W	39.74'
L5	S 24°11'55" W	84.20'
L6	N 21°53'08" W	109.10'

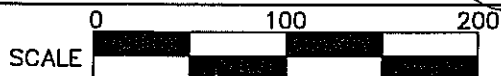
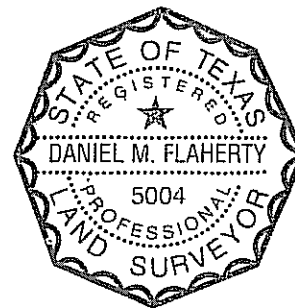
## The Wallace Group, Inc.

1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 10TH DAY OF JUNE, 2010.

SURVEYED: 04-19-10

DANIEL M. FLAHERTY, RPLS NO. 5004



PLAT NO. A-4400

DRAFT DATE 6-10-10

DRAWN BY SGW

WORK ORDER NO. 22106

FIELD BOOK/Pg. 133/62

TAB # A-4400

DIGITAL FILE 382-003-CONESMNT1.DWG

F/N # 22106-FN01

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